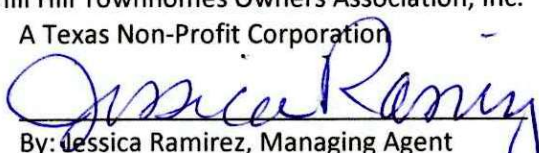


# Windmill Hill Townhomes Owners Association, Inc

## Management Certificate

1. Name of Agent: Windmill Hill Townhomes
2. Name of Association: Windmill Hill Townhomes Owners Association, Inc.
3. Location of Association: Tapatio Springs, Boerne, TX 78006
4. Mailing Address for the Association: c/o Trio HOA Management  
17806 IH 10 West Suite 300; San Antonio, TX 78257
5. Contact Information for the Association: Trio HOA Management  
[www.TrioHOA.com](http://www.TrioHOA.com); [contact@triohoa.com](mailto:contact@triohoa.com)  
Phone: 210-399-1402
6. Community Website: <https://windmillhill.eunify.net>
7. Recording Data for Association:
  - Volume 2, Page 248
  - Volume 2, Page 342
8. Recording Information:
  - Articles of Incorporation, Real Property Records of Kendall County, Volume 624, Page 1074, #0140071
  - Declaration of Reservations, Covenants, Conditions and Restrictions, Volume 459, Page 433-451 #104511
  - Annexation Declaration for Tapatio Springs, Volume 459, Page 452, #104512
  - Annexation Declaration for Tapatio Springs, Volume 527, Page 505, #0120007
  - Notice of Filing of Dedicatory Instruments, Bexar County, Volume 624, Page 1074
  - First Amendment to the Declaration of Reservations, Covenants, Conditions and Restrictions, Volume 1145, Page 982, #00237077
  - Third Amendment to the Declaration, Volume 1149, Page 473, #00237715
9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact is governing Association. This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. The register agent for the Association is on file with the Texas Secretary of the State.
10. Fees associated with the Transfer of Ownership:
  - a. Transfer Fee \$200
  - b. Resale Certificate \$375- includes Financials, Insurance, Governing Documents
  - c. Statement of Account \$125.00
  - d. Bundles are available for a resale and statement account to be ordered together. Documents needed for closing are subject to change due to what documents are ordered and the time frame for processing.
11. Association Management or Representative: Trio Homeowners Association Management  
  
Windmill Hill Townhomes Owners Association, Inc.  
A Texas Non-Profit Corporation  
  
By: Jessica Ramirez, Managing Agent

STATE OF TEXAS

§

§

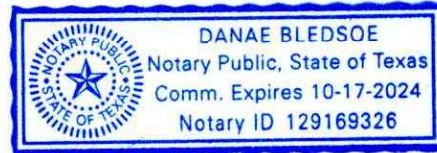
COUNTY OF KENDALL

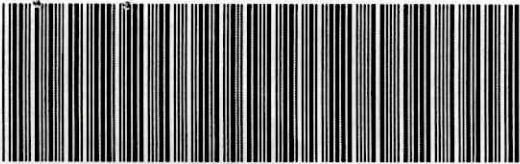
§

This instrument has been acknowledged on this 30 day of November, 2021, by Jessica Ramirez whose name and signature appears above.

Danae Bledsoe

Notary Public, State of Texas





\*VG-133-2021-364329\*

Kendall County  
Darlene Herrin  
Kendall County Clerk

---

**Instrument Number:** 364329

Real Property Recordings

Recorded On: November 30, 2021 03:59 PM

Number of Pages: 3

---

**" Examined and Charged as Follows: "**

Total Recording: \$30.00

---

\*\*\*\*\* **THIS PAGE IS PART OF THE INSTRUMENT** \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 364329  
Receipt Number: 20211130000058  
Recorded Date/Time: November 30, 2021 03:59 PM  
User: Beth S  
Station: cclerk03

**Record and Return To:**

Windmill Hill Townhomes



**STATE OF TEXAS**

**Kendall County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Kendall County, Texas**

Darlene Herrin  
Kendall County Clerk  
Kendall County, TX

*Darlene Herrin*